



The Croft, Sheriff Hutton Guide Price £375,000

A superb 3 bedroom detached bungalow with glorious far reaching rural views to the rear. Comprehensively updated and improved in 2024, the property offers a light, bright and surprisingly spacious interior including a generous sitting room, an impressively appointed dining kitchen with integrated appliances, and a stylish shower room. Further benefits include a single garage and a south facing rear garden.

*** NO ONWARD CHAIN ***

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Inside

A storm porch opens into a welcoming reception hall with useful storage, from which doors lead to an impressive 18'6" (5.63m) sitting room featuring an attractive fireplace. The generously proportioned 15'0" (4.57m) dining kitchen was comprehensively updated in 2024 and offers excellent worktop space and abundant storage. This is complemented by a range of integrated appliances including an induction hob, eye-level oven with grill and microwave, fridge/freezer, dishwasher, and washer dryer.



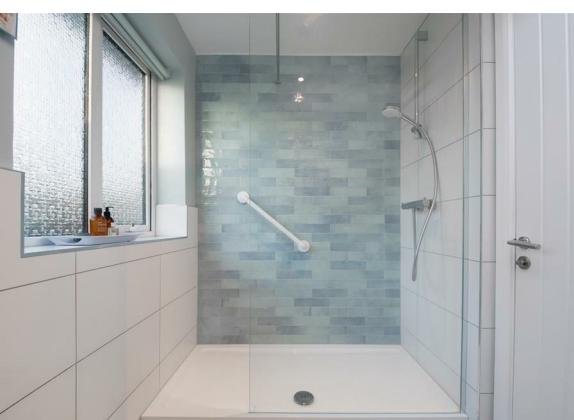
The bungalow also features a stylish shower room, updated in 2024, and three well-proportioned bedrooms, all enjoying pleasant rural views. One of the bedrooms offers excellent versatility and could easily be re-purposed as a delightful snug or home office, benefiting from far-reaching views and french doors opening directly onto the rear garden.



Other internal features of note include double glazing throughout and an oil-fired radiator central heating system, which benefits from a new boiler and oil tank installed in 2024.

Outside

The "corner plot" front garden is mainly laid to lawn and a driveway provides parking and access to a brick built single garage. The south facing rear garden was re-landscaped in 2024 to feature a new lawn and a paved seating area that enjoys castle ruin glimpses and far reaching rural views across the Vale of York.



Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

D

Council Tax

D - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



The Croft, Sheriff Hutton, York, YO60 6SQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 882 SQ FT / 81.91 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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